



7 Walton Place, Pannal, Harrogate, HG3 1LE

£2,250 pcm

Bond £2,596

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

7 Walton Place, Pannal, Harrogate, HG3 1LE

This modern property has been cleverly designed to provide spacious rooms through out. These include an open plan kitchen dining area looking onto the garden, a very large living room with gas fire and mood lighting, a downstairs WC, and a separate cloak/storage room on the ground floor. Upstairs there are 3 double bedrooms, the master with en-suite, a further family bathroom with separate shower and bath, and a storage cupboard. The property features handy additions such as a spacious, private enclosed garden with terrace to the rear, single garage, large driveway with additional parking for 4 cars, and some white goods included.

The property is situated on the very sought after South side of Harrogate, sitting perfectly on the cusp of the countryside offering numerous walks straight from the doorstep, also very close to amenities and great transport links, including a few minutes walk to the Pannal train station and less than a minute to the 36 Bus stop. EPC Rating B.

LIVING ROOM

17' 8" x 13' 9" (5.4m x 4.2m) The living room is very spacious and light featuring a gas fireplace and projector screen that is cleverly hidden away and perfect for films night.

DINING AREA

11' 5" x 9' 10" (3.5m x 3m) The dining area has a back door leading onto the garden.

KITCHEN

11' 5" x 10' 2" (3.5m x 3.1m) The kitchen is open plan with the dining area, overlooking the garden. It has laminate flooring throughout and includes integrated microwave, oven ,dishwasher and also a free standing American style fridge freezer.

WC

Property benefits a downstairs WC by the entrance door

MASTER BEDROOM

13' 1" x 11' 5" (4m x 3.5m) The master bedroom is at the rear of the house overlooking the garden, it features a modern ensuite bathroom.

BEDROOM 2

12' 1" x 10' 5" (3.7m x 3.2m) A spacious Bedroom 2 sits at the front of the house next to the family bathroom

BEDROOM 3

9' 10" x 8' 10" (3m x 2.7m) Has large mirror wardrobes with ample storage down one side and still enough room for a small double bed.

BATHROOM

8' 10" x 10' 5" (2.7m x 3.2m) Features separate shower and bath

GARAGE

18' 8" x 12' 9" (5.7m x 3.9m) The garage is a good size with electric door and two separate entrances.

COUNCIL TAX

The property has been placed in Council Tax Band E.

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months.
2. No pets or children without landlord's consent. No sharers.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
10. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
11. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
12. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
13. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
14. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
15. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
16. This property will NOT be managed by Verity Frearson.

Verity Frearson

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North Yorkshire, HG1 1JT

For all enquiries contact us on:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			